

020.A

Map

0001

Block

0306.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 362,900 /

USE VALUE: 362,900 /

ASSESSED: 362,900 /

Total Card /

Total Parcel

362,900

362,900

362,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Owner 1:	TORRESYAP GAY				
Owner 2:					
Owner 3:					
Street 1:	18 HAMILTON RD UNIT 306				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	LEDUC ELISABETH -		
Owner 2:	-		
Street 1:	18 HAMILTON RD 306		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 616 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6050																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	362,900			362,900
Total Card	0.000	362,900			362,900
Total Parcel	0.000	362,900			362,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	589.12	/Parcel:	589.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	352,600	0	.		352,600	352,600	Year End Roll	12/18/2019
2019	102	FV	343,900	0	.		343,900	343,900	Year End Roll	1/3/2019
2018	102	FV	284,800	0	.		284,800	284,800	Year End Roll	12/20/2017
2017	102	FV	255,700	0	.		255,700	255,700	Year End Roll	1/3/2017
2016	102	FV	255,700	0	.		255,700	255,700	Year End	1/4/2016
2015	102	FV	240,200	0	.		240,200	240,200	Year End Roll	12/11/2014
2014	102	FV	214,000	0	.		214,000	214,000	Year End Roll	12/16/2013
2013	102	FV	214,000	0	.		214,000	214,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEDUC ELISABETH	73654-104	1	11/15/2019		390,000	No	No		
LEDUC SHEILA CO	66179-537		10/5/2015	Convenience		1	No	No	
LINDSAY WILLIAM	55196-151		8/18/2010		205,000	No	No		
KOVACH THOMAS	28995-191		8/21/1998		85,000	No	No	Y	

TAX DISTRICT

Pat Acct	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

1695!

PRINT

Date	Time
12/10/20	17:15:53

LAST REV

Date	Time
02/27/20	12:40:15

USER DEFINED

Prior Id # 1:	144819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

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Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

